

campbell
smith

7 St. Germain's Corner,
TRANENT,
EH33 1FF



- Excellent family sized detached villa enjoying a tree lined back drop
- Cul de sac setting ideal for commuters, minutes from Bankton junction/A1
- Hall with under floor heating
- Sitting room with wood burning stove
- Playroom/home office/bed 5
- Lovely dining kitchen/family room with wood burner and bay window with French doors
- Utility room
- Downstairs wc
- 4 upstairs bedrooms with 2 having en suite shower rooms
- Family bathroom with shower
- Loft with folding ladder offering excellent storage
- HIVE operated Gas Central Heating
- Double glazing
- 2 sizeable timber workshops with power and light
- Tool store
- Enclosed rear garden with patio
- Extensive driveway to front with shed/log store

Offers Over : £350,000









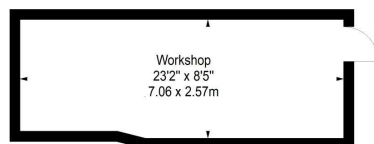




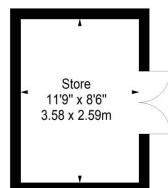
St. Germain's Corner,
Tranent,
East Lothian, EH33 1FF



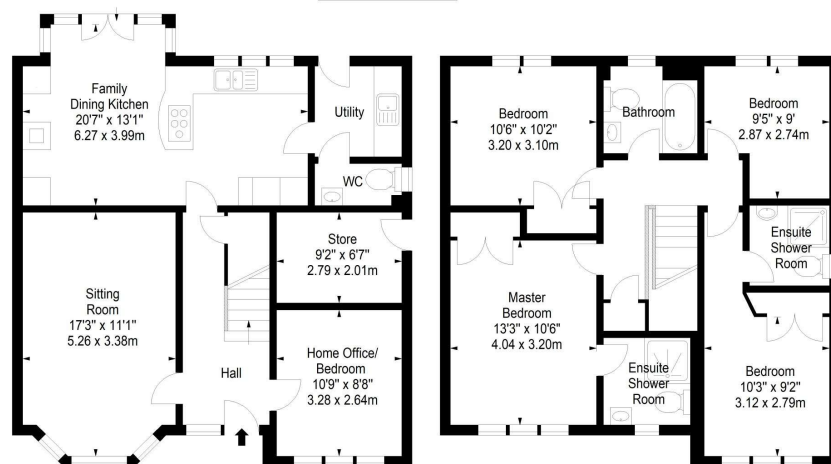
Approx. Gross Internal Area
1413 Sq Ft - 131.27 Sq M
Store
Approx. Gross Internal Area
59 Sq Ft - 5.48 Sq M
Store & Workshop
Approx. Gross Internal Area
294 Sq Ft - 27.31 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Ground Floor



Extras

The fitted carpets, blinds, curtains, wood burners, white goods in the kitchen & utility room & the 2 timber workshops are included



Buses

Church Street - 110, 115, X4



Shops

High Street, Asda & Aldi



Schools

Sandersons Wynd PS, Ross High



Parking

Extensive front driveway offering plenty of off street parking



Council Tax Band - F



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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